



CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 709 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

NOTICE OF PUBLIC HEARING

The SOUTH END LANDMARK DISTRICT COMMISSION will hold a public hearing:

DATE: Tuesday, August 5, 2014
TIME: 5:30 P.M.
PLACE: BOSTON CITY HALL, ROOM 801

Subject of the hearing will be applications for Certificates of Design Approval on the agenda below, reviews of architectural violations, and such businesses as may come before the commission, in accordance with Chapter 772 of the Acts of 1975, as amended. Applications are available for public inspection during normal business hours at the office of the Environment Department. Applicants or their representatives are advised to attend, unless indicated otherwise. Sign language interpreters are available upon request.

Please ensure that all electronic devices are silenced prior to entering the hearing room.

After 5:30 p.m., enter and exit City Hall at the Dock Square entrance on Congress Street (across from Faneuil Hall).

REPRESENTATIVES OF THE APPLICANT ARE REQUIRED TO ATTEND, UNLESS INDICATED OTHERWISE.

SOUTH END LANDMARK DISTRICT COMMISSION

John Amodeo, John Freeman, Catherine Hunt, Diana Parcon
Alternate: Peter Sanborn

5:30

REVIEW OF ARCHITECTURAL VIOLATIONS

DESIGN REVIEW APPLICATIONS

6:00

Application: 15.131 SE
Applicant:

69 Appleton Street

Brian Tierney, Owner: Restore storefront at rear ell including replacing the door and windows (currently boarded up); repair/replace the wood framing; and repoint masonry as needed; repaint.

6:15

Application: 15.130 SE
Applicant:

110 Pembroke Street

Eben Kunz, Architect: Construct a mansard dormer level.

ADMINISTRATIVE REVIEW

In order to expedite the review process, the Commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to the staff pending ratification at its monthly public hearing. The following applications have been identified as being eligible for such approval.

► Applicants listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, please present a copy of this agenda at the Inspectional Services Department (1010 Massachusetts Avenue) when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the Environment Department. (To avoid confusion, the text of your building-permit application should be consistent with the project description given below.) Upon its receipt, Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

PLEASE NOTE THAT NO FURTHER CORRESPONDENCE WILL BE ISSUED for the applications listed below: the electronic building-permit application as annotated by Commission staff will constitute your Certificate of Appropriateness. The applicant is required to notify the commission of any project changes; failure to do so may affect the status of the approval.

If you have any questions not addressed by the above information, please consult staff at the telephone number above, or at meghan.hanrahan@boston.gov. Thank you.

15.110 SE: 5 Appleton Street Apt. 3C: Replace 2 windows (aluminum clad).

15.112 SE: 5 Appleton Street: Replace 7 windows (aluminum clad).

15.120 SE: 109 Appleton Street: Construct a roof deck (visibility must be reviewed by staff).

15.128 SE: 17 Bond Street: Repoint/repair masonry; repair and repaint existing brownstone elements (must be returned to original brownstone color); repair and restore existing granite steps, retaining wall, and base (must be returned to the original granite in color and appearance; remove paint, etc.); repair and restore all ironwork and repaint black; remove existing fire escape; restore wood oriel; replace windows (aluminum clad); install new door in restored masonry opening; install window in existing non-original door opening; patch and repair existing wood deck; replace wood handrail at deck with black metal; patch and repair existing cornice, roofing, chimneys, etc.

15.092 SE: 3 Cazenove Street: Remove and replace existing roof deck (**visibility must be reviewed by staff**); replace flat rubber roof; install new copper flashing at roof.

15.119 SE: 501 Columbus Avenue: Repair all brownstone and repaint to match original brownstone color; in-kind replacement of deteriorated wood window trim and repaint; repair/in-kind replacement of wood trim at dormers; replace rubber roof at dormers; add additional handrail at front stoop to match existing.

15.109 SE: 408 Columbus Avenue: Repair front entry stoop; repaint with HC-69.

15.125 SE: 517 Columbus Avenue: Install wood planters at outdoor patio area.

15.105 SE: 39 Concord Square: Replace and enlarge existing roof deck (**visibility must be reviewed by staff**).

15.118 SE: 9 Cumston Street: Replace 7 windows (aluminum clad); repair front and rear dormer; repair/replace copper gutters.

15.122 SE: 29 Dwight Street: Replace 11 windows (aluminum clad).

15.113 SE: 22 Greenwich Park: Replace 3 windows (wood, windows and associated trim must be dark in color).

15.100 SE: 19 Holyoke Street: Replace 3 windows (aluminum).

15.108 SE: 435 Massachusetts Avenue: Replace signage; remove gooseneck lighting and signage in transom.

15.127 SE: 678 Massachusetts Avenue: Repoint masonry; repair fence and curb and paint brownstone color; repair and refinish existing entry doors and surround; replace door under stoop; repair and repaint sills and lintels to match original brownstone color.

15.116 SE: 100 Pembroke Street: Repoint masonry; repaint sills and lintels to match existing brownstone color.

15.045 SE: 126 Pembroke Street: Install window grates at garden level windows within existing masonry openings; install a door grate at under stoop opening.

15.046 SE: 50-52 Rutland Square: Repair brownstone entry stoop, door surround, and ground level curb and repaint with HC-69; repair iron garden fence and repaint black.

15.114 SE: 50 Rutland Square #1: Replace 2 windows (wood, curved sash).

15.104 SE: 54 Rutland Square: Replace 2 windows (wood).

15.117 SE: 54 Rutland Square: Repair/in-kind replacement of deteriorated wood trim; repaint sills and lintels with HC-69; repaint wood trim.

15.093 SE: 32 San Juan Street: Replace asphalt shingle roof.

15.124 SE: 258 Shawmut Avenue: Seal and waterproof side and rear elevations.

15.126 SE: 539 Tremont Street: Reconstruct existing window well; repoint entry stair and install matching handrail; remove/replace existing flagpole attachments.

15.107 SE: 596 Tremont Street: In-kind replacement of slate roof and associated copper flashing; replace/install copper gutters.

15.123 SE: 764 Tremont Street: Repoint/repair masonry; repair gutters and soffit; clean/repair front entry stoop and repaint; repair/repaint oriel.

15.106 SE: 15 Warren Avenue: Replace 5 windows (aluminum clad).

15.121 SE: 27 Warren Avenue: Replace existing roof deck (**visibility must be reviewed by staff**); remove existing head house.

14.1353 SE: 97 Warren Avenue: Remove existing egress balcony.

15.096 SE: 97 Warren Avenue: Construct a roof deck (**visibility must be reviewed by staff**).

15.047 SE: 101 Warren Avenue: Replace 2 windows at dormer (wood).

15.101 SE: 1640 Washington Street: Install 4 awnings.

15.129 SE: 148 West Concord Street: Repair/repoint masonry; repair wood trim at dormers; repair mansard roof as required; repair and restore all brownstone elements including sills and lintels; door surround, etc. and repaint original brownstone color; repair brick entry steps; re-open existing window wells; replace windows (aluminum clad); refinish entry doors.

15.111 SE: 150 West Concord Street: Repair brownstone sills and lintels and repaint with HC-69; spot repointing of masonry; repair cornice and wood trim including window trim (window trim must be dark in color).

15.094 SE: 50 West Dedham Street: Replace asphalt shingle roof.

15.097 SE: 42 West Newton Street: Replace 3 windows (wood).

15.115 SE: 50 West Rutland Square: Replace 3 windows (wood; 2 are curved sash).

15.102 SE: 202 West Springfield Street: In-kind replacement of concrete landing and walkway at front stoop.

15.043 SE: 75 Worcester Street: Replace flat roof and in-kind replacement of shingle roof at mansard.

15.042 SE: 8 Yarmouth Street: Repoint masonry; replace gutters at bay (copper); any repainting of masonry elements (sills, lintels, door surround, etc.) must be painted with HC-69.

PROJECTED ADJOURNMENT: 6:45 P.M.

Date posted: July 25, 2014

Mayor, Inspectional Services Department, City Clerk, Boston Redevelopment Authority, Applicants, District City Councilors, Neighborhood Services, Property Owners, Law Department, Abutters (from most recent tax list)
For additional information, please contact South End Landmark District Commission staff at 617-635-3850